

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE - E/S Ivy Hill Drive,
 S/S Collegiate Drive * DEPUTY ZONING COMMISSIONER
 (College Hills, Sec. III, Phase II)
 1st Election District * OF BALTIMORE COUNTY
 1st Councilmanic District
 * Case No. 97-480-SPHA
 G & R No. 3, Inc.
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for that property located within the subdivision known as College Hills, Section III, thereof, located in the vicinity of Catonsville Community College and Rolling Road in Catonsville. The Petitions were filed by the owner of the property, G & R No. 3, Inc., by Stewart J. Greenebaum, President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek approval of an amendment to the Final Development Plan for College Hills Section III, Phase II, thereof, as previously approved in prior Case No. 93-225-SPH, and variances from Sections 1B01.2.C and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.3.b, V.B.5.a, V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section V.B.3.b of the C.M.D.P. to reduce the building to building requirements from 40 feet to as close as 22 feet for Lots 83, 84, 85, 88, 93, 94, 99, and 100; from Section V.B.6.b of the C.M.D.P. to reduce the window to property line requirements from 15 feet to as close as 11 feet for Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133; and from Section V.B.6.c of the C.M.D.P. to reduce the window to window requirements from 40 feet to as close as 22 feet for Lots 74, 75, 83, 84, 87, 88, 93, 94, 99, 100, and Lots 85, 86, 90, 91, 96, 97, 106, 107, 108, 109, 114, 115, 116, 117,

ORDER RECEIVED FOR FILING
 Date 6/24/97
 By [Signature]

118, 122, 123, 128, 129, 130 and 131, as amended at the hearing held on June 5, 1997. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1, and its colored rendering marked as Petitioner's Exhibit 1A.

Appearing at the hearing on behalf of the Petitioner were Mark Bennett, its authorized representative, David Martin, a Registered Landscape Architect with George W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this property; James Joyce, President of Ryland Homes of Baltimore, and Benjamin Bronstein, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were David W and Karen C. Roese, residents in College Hills, and Jay Leatherbury, who resides in Foxhall Farms, an adjoining subdivision.

Testimony and evidence offered revealed that the lots which are the subject of this request are located in the College Hills subdivision, which was approved for development many years ago under the CRG regulations and the C.M.D.P. design criteria then in existence. A portion of this subdivision has already been developed with single family homes and townhouse dwelling units. Testimony indicated that the C.M.D.P. design criteria have since changed to permit different window to window and window to tract boundary distances. Accordingly, the Petitioner now comes before me seeking an amendment to the previously approved site plan to permit certain modifications to Phase II of this development. This portion of the proposed development is unique in its configuration and topography. The lots in question are located on a single loaded street and the proposed townhouses will face a large parcel of open space in a court owned by the Homeowners' Association, as shown on Petitioner's Exhibits 1 and 1A.

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BY [Signature]

Testimony indicated that the requested variances will allow houses with windows on the sides facing each other and sunrooms on the rear of the houses, all of which are permitted under the design criteria of the current C.M.D.P., but precluded without a variance under the old C.M.D.P.

As noted above, several residents from the surrounding community appeared as Protestants themselves and as representatives for some of the neighborhood associations. These individuals appeared in opposition to the request initially because they believed that there would be more townhouses located closer to their respective homes. In addition, there was some concern expressed over the use of sliding glass doors in the proposed sunrooms, and the need for additional landscaping along the southwest side of the subject property, abutting the rear of Lots 4, 5, 10 and 11 of Foxhall Farms. After hearing the testimony of what was being proposed for the subject site, the residents were satisfied with the Petitioner's plan, particularly the offer of additional screening and french doors in lieu of sliding doors on the sunrooms, both of which will be incorporated into my Order. However, the Protestants asked that I refrain from issuing an opinion until they had an opportunity to confer with their respective associations as to the proposed modifications. I advised the Protestants that I was inclined to grant the variance, but would allow them 14 days from the date of this hearing to discuss the matter further with their neighborhood groups.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the requirements from which the Petitioner seeks relief would be unnecessarily burdensome. There being no adverse comment from any Baltimore County reviewing agency, nor any opposition from any adjoining property owner, it appears that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of June, 1997 that the Petition for Special Hearing seeking approval of an amendment to the Final Development Plan for College Hills Section III, Phase II, thereof, as was previously approved in prior Case No. 93-225-SPH, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Date

BY

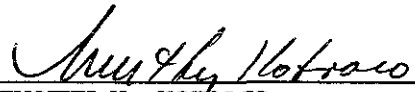
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.2.C and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.3.b, V.B.5.a, V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section V.B.3.b of the C.M.D.P. to reduce the building to building requirements from 40 feet to as close as 22 feet for Lots 83, 84, 85, 88, 93, 94, 99, and 100; from Section V.B.6.b of the C.M.D.P. to reduce the window to property line requirements from 15 feet to as close as 11 feet for Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133; and from Section V.B.6.c of the C.M.D.P. to reduce the window to window requirements from 40 feet to as close as 22 feet for Lots 74, 75, 83, 84, 87, 88, 93, 94, 99, 100, and Lots 85, 86, 90, 91, 96, 97, 106, 107, 108, 109, 114, 115, 116, 117, 118, 122, 123, 128, 129, 130 and 131, as amended on June 5, 1997, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) All sunrooms shall be equipped with french style doors and not sliding glass doors.
- 3) Prior to the issuance of any building permits, the Petitioner shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. Said plan shall provide, at a minimum, a landscape buffer consisting of a mix of 2- to 2 and 1/2-inch caliper deciduous trees and 5- to 6-foot tall evergreen trees placed appropriately for distance for the species along the southwest tract boundary line within the 1.52-acre Homeowners' Association maintenance area on the subject property, abutting the rear of Lots 4, 5, 10, and 11 of Foxhall Farms.

ORDER RECEIVED FOR FILING
Date 6/24/97
By [Signature]

4) When applying for any building permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILE
DATE 6/24/07
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 24, 1997

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Ivy Hill Drive, S/S Collegiate Drive
(College Hills, Sec. III, Phase II)
1st Election District - 1st Councilmanic District
G & R No. 3, Inc.- Petitioner
Case No. 97-480-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Stewart J. Greenebaum, G & R No. 3, Inc.
1829 Reisterstown Road, Suite 410, Baltimore, Md. 21208

Mr. David Martin, G. W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive, Towson, Md. 21204

Mr./Mrs. David W. Roese, 5807 Ivy League Drive, Catonsville, Md. 21228
Mr. Jay Leatherbury, 3 Bull Branch Court, Catonsville, Md. 21228

People's Counsel; Case Files

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
E/S Ivy Hill Drive, S/S Collegiate Dr,	*	ZONING COMMISSIONER
part of College Hills, Section III,		
Phase II, Lots 83, 84, 87, 88, 93, 94,	*	OF BALTIMORE COUNTY
99, 100 and 133 Ivy League Drive		
1st Election District, 1st Councilmanic	*	
G&R No. 3, Inc.	*	CASE NO. 97-480-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Lots 83, 84, 87, 88, 93, 94, 99, 100 & 133
Ivy League Drive

which is presently zoned

DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached Variance Requests

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of the property
2. Topograph of the property
3. Unique site
4. And such other and further reasons as may be demonstrated at the time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Benjamin Bronstein
George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410)296-0200

Phone No.

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

G & R No. 3, Inc.

(Type or Print Name)

BY: Stewart J. Greenebaum
Signature Stewart J. Greenebaum, President

(Type or Print Name)

Signature

Suite 410 Woodholme Center
1829 Reisterstown Road (410)484-8400

Address

Phone No.

Baltimore, Maryland 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Rick Chadsey, P.E.

G.W. Stephens & Assoc.

Name

658 Kenilworth Drive, Suite 100

Address Towson, MD 21204

Phone No. (410)825-8120

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

REVIEWED BY

DATE

4/25/97

ORDER RECEIVED FOR FILING

Date

By

480

VARIANCE REQUESTS:

Variance request of Section 1B01.2C and 504.2 of the BCZR and CMDP, Section V.B.3.b, V.B.5.a and Section V.B.6.b. & .c as follows:

1. Reduce the building to building requirements of Section V.B.3.b of the CMDP from 40' to as close to 22 ft (for Lots 83, 84, 87, 88, 93, 94, 99, and 100).
2. Reduce the window to property line requirements of Section V.B.6.b of the CMDP from 15' to as close as 11' (for Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133).
3. Reduce the window to window requirements of Section V.B.6.c of the CMDP from 40' to as close as 22 ft (for Lots 83, 84, 87, 88, 93, 94, 99, and 100).

and to amend the last approved Final Development Plan, for the above lots as approved in Zoning Case No.: 93-225-SPH for College Hills Section, Phase II.

^A
III

JMDER RECEIVED FOR FILING
Date 6/24/97
By [Signature]

VARIANCE REQUESTS:

Variance request of Section 1B01.2C and 504.2 of the BCZR and CMDP, Section V.B.3.b, V.B.5.a and Section V.B.6.b. & .c as follows:

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2. Reduce the window to property line requirements of Section V.B.6.b of the CMDP from 15' to as close as 11' (for Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133).
3. Reduce the window to window requirements of Section V.B.6.c of the CMDP from 40' to as close as 22 ft (for Lots 83, 84, 87, 88, 93, 94, 99, 100, and 85, 86, 90, 91, 96, 97, 106, 107, 108, 109, 114, 115, 116, 117, 118, 122, 123, 128, 129, 130, and 131).

ORDER RECEIVED FOR FILING

me



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

College Hills Section III Phase II
Lots 78-133 Ivy League Drive

which is presently zoned

DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the last approved Final Development Plan as approved in Zoning Case 93-225-SPH for College Hills Section III Phase II, particularly for Lots 78-133.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Benjamin Bronstein
George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410) 296-0200 Phone No.

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

G & R No. 3, Inc.

(Type or Print Name)

BY: Stewart J. Greenebaum
Signature

Stewart J. Greenebaum, President

(Type or Print Name)

Signature

Suite 410 Woodholme Center

1829 Reisterstown Road (410) 484-8400

Address

Phone No.

Baltimore, Maryland 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Rick Chadsey, P.E.

G.W. Stephens & Associates

Name

658 Kenilworth Drive, Suite 100

Address Towson, MD 21204

Phone No. (410) 825-

OFFICE USE ONLY

8120

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

SAME AS ORIGINAL

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: [Signature]

DATE

5/5/97

REVISED 5/1/97



VARIANCE REQUESTS:

Variance request of Section 1B01.2C and 504.2 of the BCZR and CMDP, Section V.B.3.b, V.B.5.a and Section V.B.6.b. & .c as follows:

1. Reduce the building to building requirements of Section V.B.3.b of the CMDP from 40' to as close to 22 ft (for Lots 83, 84, 87, 88, 93, 94, 99, and 100).
2. Reduce the window to property line requirements of Section V.B.6.b of the CMDP from 15' to as close as 11' (for Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133).
3. Reduce the window to window requirements of Section V.B.6.c of the CMDP from 40' to as close as 22 ft (for Lots 83, 84, 87, 88, 93, 94, 99, and 100).

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description 1
March 24, 1997

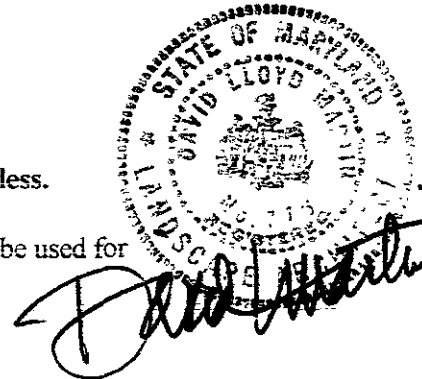
Description to accompany a Variance Request.
Part of College Hills. Section III. Phase II
Liber 67. Folio 149
Property of G&R No. 3. Inc.

Beginning for the same at a point located at the centerline intersection of Collegiate Drive, 60' wide, and Ivy League Drive, 50' wide at the said intersection, thence the following courses to Point of Beginning 1 of beginning

- 1) South 06 degrees 13' minutes 43 seconds West 1383.33 feet to a point on Lot 83 thence
- 2) North 68 degrees 53' minutes 59 seconds East 195.31 feet
- 3) South 62 degrees 10' minutes 23 seconds East 233.05 feet
- 4) South 32 degrees 21' minutes 02 seconds East 155.26 feet
- 5) South 08 degrees 39' minutes 14 seconds East 120.00 feet
- 6) South 12 degrees 28' minutes 34 seconds West 92.82 feet
- 7) South 26 degrees 43' minutes 45 seconds East 44.58 feet
- 8) North 63 degrees 57' minutes 08 seconds West 111.02 feet thence
- 9) northwesterly by a curve to the left having a radius of 177.00 feet for a distance of 232.89 feet being subtended by a chord bearing N 11 degrees 38 minutes 58 seconds West 216.47 feet, thence the following course.
- 10) North 49 degrees 20' minutes 48 seconds West 85.00 feet thence
- 11) by a curve to the left having a radius of 127.00 feet for a distance of 199.49 feet being subtended by a chord bearing S 85 degrees 39 minutes 12 seconds West 179.61 feet, thence the following courses.
- 12) South 40 degrees 39' minutes 12 seconds West 16.48 feet
- 13) North 51 degrees 09' minutes 30 seconds West 120.89 feet.

Containing 2.05 acres (89,222.5) square feet of land more or less.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements



480

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description 1
March 24, 1997

Description to accompany a Variance Request,
Part of College Hills, Section III, Phase II
Liber 67, Folio 149
Property of G&R No. 3, Inc.

Beginning for the same at a point located at the centerline intersection of Collegiate Drive, 60' wide, and Ivy League Drive, 50' wide at the said intersection, thence the following courses to Point of Beginning 1. To include:

Lots - 83,84,87,88,93,94,99,100 & 133

as recorded in the Baltimore County Land Records Liber 67, Folio 149 as

"Second Amended Subdivision Plat of College Hills, Section III, Phase II sheet 3 of 3".

Containing 2.05 acres (89,222.5) square feet of land more or less.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description 2
March 24, 1997

Description to accompany a Variance Request.
Part of College Hills. Section III. Phase II
Liber 67. Folio 149
Property of G&R No. 3, Inc.

Beginning for the same at a point located at the centerline intersection of Collegiate Drive, 60' wide, and Ivy League Drive, 50' wide at the said intersection, thence the following courses:

- 1) South 01 degrees 15' minutes 52" seconds East 1861.32 feet to a point of beginning on Lot 133 thence,
- 2) northeasterly by a curve to the right having a radius of 127.00 feet for a distance of 16.84 feet being subtended by a chord bearing N 89 degrees 49 minutes 45" East 16.83 feet, thence the following courses,
- 3) South 08 degrees 46' minutes 36" seconds West 94.02 feet
- 4) South 40 degrees 30' minutes 57" seconds West 139.96 feet
- 5) North 49 degrees 20' minutes 48" seconds West 40.86 feet
- 6) North 40 degrees 39' minutes 12" seconds East 127.03 feet
- 7) North 03 degrees 37' minutes 46" seconds East 36.11 feet

Containing .12 acres (5,289 square feet) of land more or less.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.



480

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description 2
March 24, 1997

Description to accompany a Variance Request,
Part of College Hills, Section III, Phase II
Liber 67, Folio 149
Property of G&R No. 3, Inc.

Beginning for the same at a point located at the centerline intersection of Collegiate Drive, 60' wide, and Ivy League Drive, 50' wide at the said intersection, thence the following course:

South 01 degrees 15' minutes 52" seconds East 1861.32 feet to a point of beginning on Lot 133 to include:

Lot - 133

as recorded in the Baltimore County Land Records Liber 67, Folio 149 as

"Second Amended Subdivision Plat of College Hills, Section III, Phase II sheet 3 of 3".

Containing .12 acres (5,289 square feet) of land more or less.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description 3
March 24, 1997

480
REVISED
5/1/97

Description to accompany a Special Hearing,
Part of College Hills, Section III, Phase II
Liber 67, Folio 149
Property of G&R No. 3, Inc.

Beginning for the same at a point located at the centerline intersection of Collegiate Drive, 60' wide, and Ivy League Drive, 50' wide at the said intersection, thence the following course:

South 10 degrees 35' minutes 50" seconds West 1575 \pm feet to a point of beginning on Lot 78 to include:

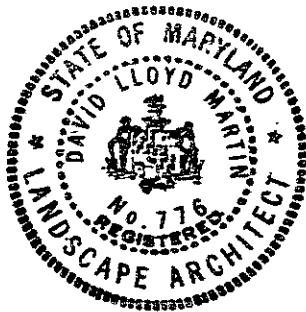
Lots - 78 through 133 inclusive.

as recorded in the Baltimore County Land Records Liber 67. Folio 149 as

"Second Amended Subdivision Plat of College Hills, Section III, Phase II sheet 3 of 3".

Containing 5.17 acres (225,318 square feet) of land more or less.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

JLL *480 No.

036549

DATE 5/5/97 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: G+B LLP.

FOR: REVISED PETITION INFO.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

05/05/97 01 4 04. 8 11122
Dept 5 502 MISCELLANEOUS CASH
CR NO. 036549
\$100.00 CK P-A-I-
Baltimore County Maryland
Office of Budget & Finance

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4/25/97 ACCOUNT 480 JLL No. 036529
AMOUNT \$ 650.00

RECEIVED
FROM:

Georget Bronsten

FOR:

SPH + VAR (MULTI LOT)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

04/25/97 05 9 BMT R 5463
Dept 5 513 ZONING VERIFICATION
CR NO. 036529
\$650.00 CK P-A-I-D
Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALID

CERTIFICATE OF POSTING

RE: Case No.: 97-480-SPHA

Petitioner/Developer: GER. ASSOC.,
ETAL C/B. BRONSTEIN

Date of Hearing/Closing: 6/5/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at S-COLLEGIATE DR. @
IVY LEAGUE DR. - COLLEGE HILL (BOTH ENDS)
2-SIGNS

The sign(s) were posted on 5/19/97
(Month, Day, Year)

Sincerely,

Patrick M O'Keele 5/13/97
(Signature of Sign Poster and Date)

Patrick M. O'Keele

(Printed Name)

523 Penny Lane

(Address)

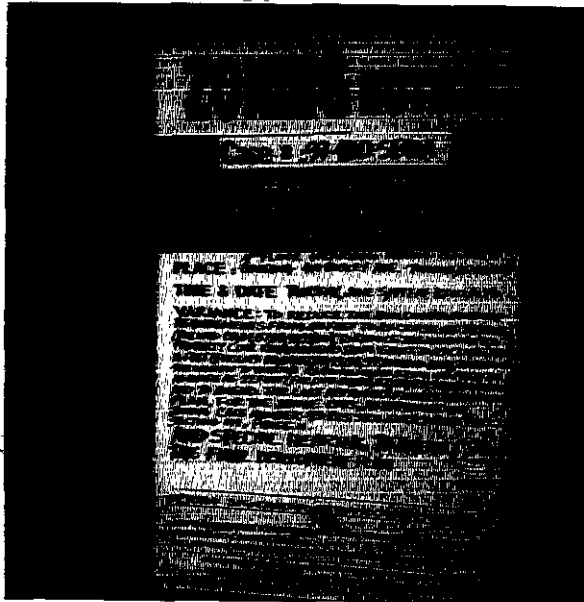
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

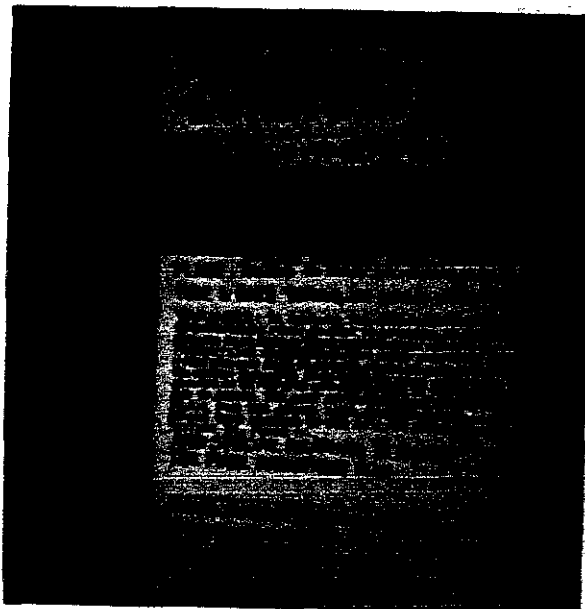
Page (410) 646 83
(Telephone Number)

976
out 600



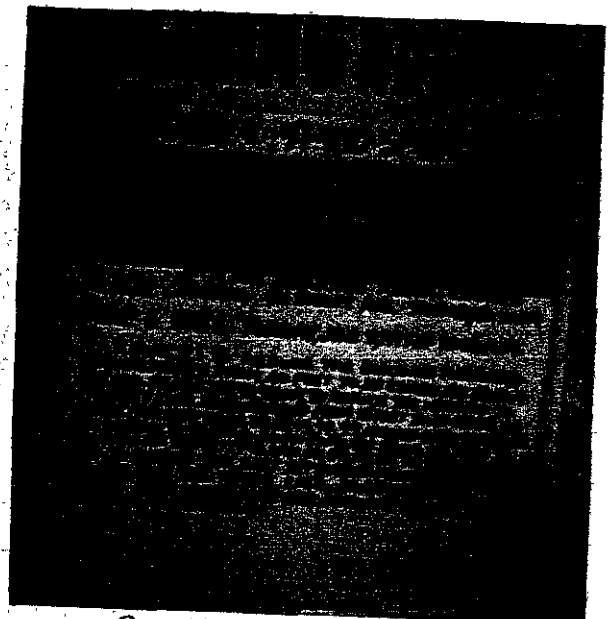
97-480-SPHA

S-COLLEGIATE DR @ LOTS-83, 84, 87, 88,
93, 94, 98, 100 & 133-IVY LEAGUE DRIVE
COLLEGE HILLS (BRONSTEIN)
H-6/5/97 P-5/19/97



97-480-SPHA

S-COLLEGIATE DR @ LOTS-83, 84, 87, 88,
93, 94, 98, 100 & 133-IVY LEAGUE DRIVE
COLLEGE HILLS (BRONSTEIN)
H-6/5/97 P-5/19/97



97-480-SPHA

COLLEGE HILLS, SEC 3, PH-2
S/S COLLEGIATE DR NE NR. IVY
LEAGUE DR. (BRONSTEIN, ESQ)
H-6/5/97 P-5/19/97



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 480

Petitioner: G & R NO. 3, Inc.

Location: E. Side Ivy Hill DR, S. Side Collegiate Dr.
Part of College Hills, Section III, Phase II

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein, Esq.

ADDRESS: 29 W. Susquehanna Ave., Ste. 205

Towson, MD 21204

PHONE NUMBER: 410-296-0200

AJ:ggs

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-480 - SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO AMEND THE FINAL DEVELOPMENT PLAN ~~AND~~ ZONING
CASE PLAN IN CASE NO. 93-225-SPH FOR COLLEGE HILLS SECT III PHASE II
AND VARIANCES TO PERMIT 22 FT BLDG. AND WINDOW SEPARATIONS IN LIEU OF 40 FT.

AND WINDOW TO PROPERTY LINE SETBACKS OF 11 FT. IN LIEU OF 15 FT. FOR LOTS: 83,
84, 87, 88, 93, 94, 99 AND 100, WHILE LOT 133 ONLY REQUIRES THE WINDOW TO PROPERTY LINE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. ^{VARIANCE}
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#180

REVISED
5/1/97.

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-480-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO AMEND THE FINAL DEVELOPMENT PLAN FOR
COLLEGE HILLS SECTION III PHASE II AND A VARIANCE TO PERMIT BETWEEN
BUILDING AND BETWEEN WINDOW SETBACKS OF 22 FT. IN LIEU OF 40 FT. AND
WINDOW TO PROPERTY LINE SETBACKS FOR 11 FT. IN LIEU OF 15 FT. FOR
CERTAIN LOTS AS REFERENCED ON THE ZONING CASE SITE PLAN.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue, #205
Towson, MD 21204
410-296-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-480-SPHA

E/S Ivy Hill Drive, S/S Collegiate Drive, part of College Hills, Section III, Phase II
Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133 Ivy League Drive
1st Election District - 1st Councilmanic
Legal Owner(s): G&R No. 3, Inc.

Variance to reduce the building to building requirements from 40 feet to as close as 22 feet (for lots 83, 84, 87, 88, 93, 94, 99, and 100); to reduce the window to property line requirements from 15 feet to as close as 11 feet (for lots 83, 84, 87, 88, 93, 94, 99, 100, and 133); to reduce the window to window requirements from 40 feet to as close as 22 feet (for lots 83, 84, 87, 88, 93, 94, 99, and 100); and to amend the last approved Final Development Plan, for the above lots, as approved in zoning case number 93-225-SPH for College Hills Section III, Phase II.

HEARING: THURSDAY, JUNE 5, 1997 at 10:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-480-SPHA

E/S Ivy Hill Drive, S/S Collegiate Drive, part of College Hills, Section III, Phase II

Lots 83, 84, 87, 88, 93, 94, 99, 100 and 133 Ivy League Drive

1st Election District - 1st Councilmanic

Legal Owner(s): G&R No. 3, Inc.

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HEARING: THURSDAY, JUNE 5, 1997 at 10:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: G & R No. 3, Inc.
Rick Chadsey, P.E.
Benjamin Bronstein, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 22, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1997

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No.: 480
Case No.: 97-480-SPHA
Petitioner: G & R No. 3, Inc.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 15, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: College Hills

INFORMATION

Item Number: 480

Petitioner: G & R No. 3, Inc.

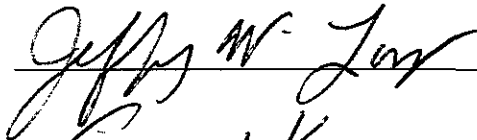
Zoning: DR 2

Requested Action: Variance

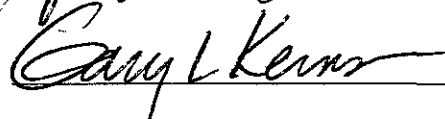
Summary of Recommendations:

The requested changes shown on the fourth amended plan were received as a plan refinement by the Development Review Committee on April 28, 1997 (DRC # 042870). The Planning Office does not object to the requested variances or special hearing.

Prepared by:



Division Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5.6.97
Item No. 480 JLL

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW Zoning Agenda:

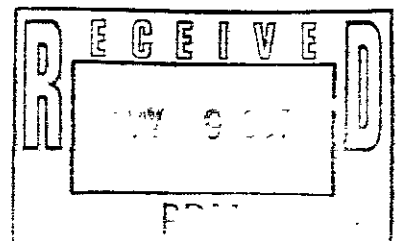
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482,
483, 484, and 487.

REVIEWER: LT. ROBERT P. GAUERWALD
Fire Marshal Office, PHONE 387-4881, ME-11025
cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley - RBS/GR
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 463

464

471

472

473

474

475

476

478

486

481

482

483

485

487

RBS:sp

BRUCE2/DEPRM/TXTS8P

John Alifard 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

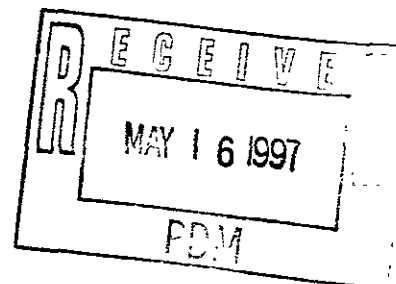
5/18/97

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 14, 1997

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item Nos. 462, 463, 464, 471, 473,
474, 475, 477, 478, 479, 480, 482,
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

E/S Ivy Hill Drive	*	BEFORE THE
S/S Collegiate Drive		
part of College Hills,	*	ZONING COMMISSIONER
Section III, Phase II		
Lots 83, 84, 87, 88, 94, 99, 100 & 133	*	FOR
Ivy League Drive		
1st Election District	*	BALTIMORE COUNTY
1st Councilmanic District		
	*	
G & R NO. 3, INC., Petitioner		
	*	CASE NO.: 97-480-SPHA
* * * * * * * *	*	* * * * *

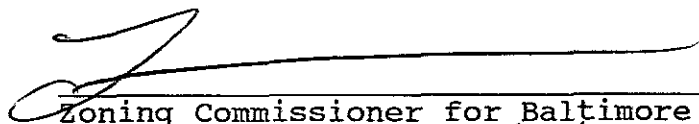
SUBPOENA DUCES TECUM

TO: Arnold Jablon, Director (or his designee)
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

At the request of Benjamin Bronstein, Esquire, attorney for the Petitioner, you are commanded to appear and testify at the following date, time and place:

Date: Thursday, June 5, 1997
Time: 10:00 a.m.
Place: 4th Floor Hearing Room, County Courts Building, 401
Bosley Avenue, Towson, Maryland 21204.

YOU FURTHER ARE COMMANDED to bring with you to the hearing the Department of Permits and Development Management file pertaining to the above entitled variance request as are within your possession, custody, or control.



Zoning Commissioner for Baltimore County

Date of Issuance: 6/3/97



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

FROM: S. G. Samuel Moxley
Councilman, First District

SUBJECT: College Hills Case #97-480

DATE: May 28, 1997

Confirming our conversation, I have had calls in reference to the College Hills development and the addition of new homes. In particular, constituents have contacted me in reference to lots behind their homes. The constituents live in the unit block of Pepperdine Circle. Ryland Homes is building additional homes behind their back area. They believe that the additional homes are not the appropriate set back and, rather, are too close to their property. I would appreciate your comments once the inspector has reviewed the situation.

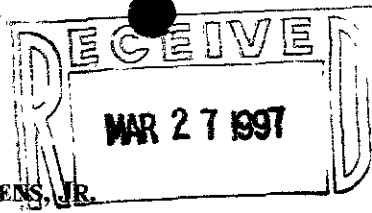
Also, I understand that Ryland Homes has requested a special hearing in reference to changing the size of set backs between homes. I am somewhat concerned about this request. This development has been on the books for quite some time and the residents have purchased homes based on a plan. Any changes to this plan would now have a detrimental effect to the entire community. I cannot understand why we would allow them to add additional homes and delete some of the space between end of unit groups.

Any information you can provide, as always, will be greatly appreciated.

SGM:pln
pc: Residents of Pepperdine Circle
JABLON.MEM



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS



TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0425

TO: Greenebaum & Rose
1829 Reisterstown Road
Suite 401 Woodholme Center
Baltimore, Maryland 21208

DATE: March 26, 1997

REFERENCE: College Hills Sec. III Ph. II
PN 7764

ATTENTION: Mark Bennett

We are:

- ☒ Submitting ☒ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

COPIES

DESCRIPTION

1	set of variance plat documents as submitted to Ben Bronstein

- | | |
|---|---|
| <input checked="" type="checkbox"/> In accordance with your request | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your review | <input type="checkbox"/> Please call when ready |
| <input type="checkbox"/> For processing | <input type="checkbox"/> Please return to this office |
| <input type="checkbox"/> Plans reviewed and accepted | <input type="checkbox"/> Approval requested |
| <input type="checkbox"/> Plans reviewed and accepted as noted | <input type="checkbox"/> Meeting requested |

Remarks:

For further information, please contact the writer at this office.

cc: file

Charley O'Donovan

Sincerely yours,

David Martin, Senior Associate



JAY C. GROCHMAL, M.D., P.A.
DEAN S. GLAROS, M.D.
Ophthalmology
Eye Physicians and Surgeons

June 4, 1997

Mr. Lawrence Schmidt
Zoning Commissioner
400 Washington Avenue
Court Building
Towson, MD 21204

RE: Case #97-480-SPHA

Dear Mr. Schmidt:

My wife and I reside at 11 Pepperdine Circle, Baltimore, MD 21228. We have just been informed by a neighbor that a Zoning Hearing is scheduled for 6/5/97, concerning our neighborhood. Apparently, the location of the hearing notice was in an obscure place, and many residents have missed it.

We are requesting that the hearing be rescheduled to a later date, so we may have adequate time to present our concerns.

We bought our homes with the understanding that the end units were to be no closer than 40'. Any zoning amendments to reduce the building to building requirements would greatly lower the value of the existing homes, which are already rather close.

Please grant our request to postpone this hearing to a later date, so the community residents can be heard.

Thank you for your consideration.

Sincerely,


Jay C. Grochmal, M.D.


Mary E. Grochmal

Dolores A. Parr
Attorney at Law
5 Pepperdine Circle
Baltimore, Maryland 21228
(410)747-4834

Lawrence Schmidt, Zoning Commissioner
Baltimore County Zoning Commissioner's Office
400 Washington Avenue
Towson, Maryland 21204

June 3, 1997

Re: Case # 97-480-SPHA

Dear Mr. Schmidt:

I am a resident of College Hills, a development which is located near Catonsville Community College. While recently walking my dogs, I noticed a sign posted concerning a public hearing to change the zoning requirements with reference to this development. The hearing is scheduled for Thursday, June 5, 1997 at 10:00 a. m. in the 4th floor hearing room in the courts Building at 401 Bosley avenue in Towson.

The sign posted is not located in an area that has regular traffic and is not readily noticeable. I only observed the sign within the past week. As a resident of College Hills, I am very concerned about this proposed change in the zoning. Neither I, nor any of my immediate neighbors, however, is able to attend the proposed hearing. Nor, due to the short notice of the hearing, have we been able to conduct any research into the proposed change to enable us to determine whether the zoning change will be detrimental to the neighborhood. I, therefore, am requesting that the hearing be rescheduled so that the residents of the College Hill development can study the proposed change and make a determination as to whether it is detrimental to the neighborhood. If we decide that the proposed zoning change is detrimental, we will oppose it.

Please advise as to whether the hearing date can be postponed and, if so, the date on which the hearing will be rescheduled. I can be reached during the day at (410)528-4686.

Thank you very much for your assistance.

Very truly yours,

Dolores A. Parr
Dolores A. Parr

(Parr + Fink)

*I called three
people, left
voice mail msg.
that they will
have to appear &
request pp due to
late date of
request*

Fax Transmission

No. of pages incl. this one: 2

To: Lawrence Schmidt
Zoning Commissioner

Fax number: (410) 887-3468 Voice: (410)887-4386
cc:

From: Dolores A. Parr
Date: Tuesday, June 3, 1997

If you do not receive all pages, please contact:

(410)528-4686/(410)528-4694
Subject: Zoning Case # 97-480-SPHA
Special Instructions: Please see the attached.

June 3, 1997

Donald & Mary Ann Fink
1 Pepperdine Circle
Catonsville, MD 21228

VIA FAX: 410-887-3468

Mr. Lawrence Schmidt
Zoning Commissioner
400 Washington Ave.
Court Building
Towson, MD 21204

RE: Case # 97-480-SPHA

Dear Mr. Schmidt:

We are requesting a postponement of the hearing scheduled for June 5, 1997 at 10:00 am in the above referenced case. The notice of the hearing was placed in a location that is out of the normal pedestrian and vehicle traffic and has just been seen by a resident in the College Hills community.

There is a strong feeling in the community against the amendments to the zoning to reduce the building to building requirements, but there is not enough time for us to organize a well stated case. We bought our homes with the understanding that the end units were to be no closer than 40' - this is close enough. Making the homes closer will lower the value of the existing homes and create a very crowded, unappealing look in an already densely populated area.

Please grant our request and postpone the hearing to a later date.

Sincerely,


Donald & Mary Ann Fink

SEMME, BOWEN & SEMMESA PROFESSIONAL CORPORATION
ATTORNEYS AT LAWOFFICES IN
WASHINGTON, D.C.
TOWSON, MARYLAND
HAGERSTOWN, MARYLAND
SALISBURY, MARYLAND
WILMINGTON, DELAWARE250 WEST PRATT STREET
BALTIMORE, MARYLAND 21201

TELEPHONE 410-539-5040

FACSIMILE 410-539-5223

SCALDARA & POTLER, LLPOF COUNSEL
410-576-4858

FACSIMILE COVER SHEET
IMPORTANT NOTICE**PLEASE DELIVER THE FOLLOWING MATERIALS AS SOON AS POSSIBLE TO:**

COMPANY: Zoning Commission

ATTENTION: Lawrence Schmidt

FACSIMILE NO.: 410-887-3468

FROM: (NAME) Mary Ann Fink

DIRECT DIAL NO.: 410-576-4706

NUMBER OF PAGES: 2 (INCLUDING COVER SHEET)

DATE TRANSMITTED: 6/3/97

PHONE NUMBER TO VERIFY MESSAGE RECEIVED: (410) 576-4746

CONFIRMED BY:

MESSAGE:

FILE NO.: 0/0

HARD COPY TO FOLLOW BY MAIL: no

The information contained in this facsimile message is attorney-privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to the above address via the U.S. Postal Service. Thank You.

June 3, 1997

Donald & Mary Ann Fink
1 Pepperdine Circle
Catonsville, MD 21228

VIA FAX: 410-887-3468

Mr. Lawrence Schmidt
Zoning Commissioner
400 Washington Ave.
Court Building
Towson, MD 21204

RE: Case # 97-480-SPHA

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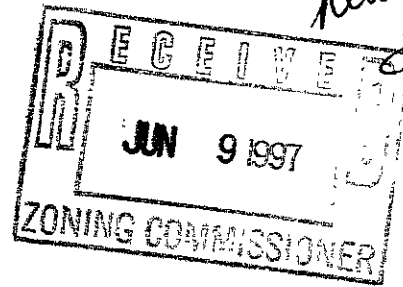
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Sincerely,

Donald & Mary Ann Fink

Dolores A. Parr
Attorney at Law
5 Pepperdine Circle
Baltimore, Maryland 21228
(410)747-4834

Lawrence Schmidt, Zoning Commissioner
Baltimore County Zoning Commissioner's Office
400 Washington Avenue
Towson, Maryland 21204



June 3, 1997

Re: Case # 97-480-SPHA

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Please advise as to whether the hearing date can be postponed and, if so, the date on which the hearing will be rescheduled. I can be reached during the day at (410)528-4686.

Thank you very much for your assistance.

Very truly yours,

Dolores A. Parr
Dolores A. Parr

400 Washington Ave
Crown Bldg
Towson 21204

(744-6588)
5310

3430 Court House Dr
Elmwood City
Cochran

If you thought 40 feet was close, how about 22 feet?

ZONING

NOTICE

To:	Arnold Jablon, Director Department of Permits & Development Management
FROM:	S. G. Samuel Moxley Councilman, First District
SUBJECT:	College Hills Case #97-480
DATE:	May 28, 1997

Confirming our conversation, I have had calls in reference to the College Hills development and the addition of new homes. In particular, constituents have contacted me in reference to lots behind their homes. The constituents live in the unit block of Pepperdine Circle. Ryland Homes is building additional homes behind their back area. They believe that the additional homes are not the appropriate set back and, rather, are too close to their property. I would appreciate your comments once the inspector has reviewed the situation.

Also, I understand that Ryland Homes has requested a special hearing in reference to changing the size of set backs between homes. I am somewhat concerned about this request. This development has been on the books for quite some time and the residents have purchased homes based on a plan. Any changes to this plan would now have a detrimental effect to the entire community. I cannot understand why we would allow them to add additional homes and delete some of the space between end of unit groups.

Any information you can provide, as always, will be greatly appreciated.

SGM:pln
pc: Residents of Pepperdine Circle

Case # 97-480-SPHA
A public hearing will be held by the zoning commissioner in Towson, MD.
Place: 4th floor hearing room - courts building - 401 Bosley Avenue, Towson, MD 21204
Time & Date: Thursday, June 5, 1997 at 10:00 a.m.
Variance: To reduce the building to building requirements from 40 feet to as close as 22 feet (for lots 83, 84, 87, 88, 93, 99, 100) to reduce the window to property line requirements from 15 feet to as close as 11 feet (for lots 83, 84, 87, 88, 93, 94, 99, 100, 133); to reduce the window to window requirements from 40 feet to as close as 22 feet (for lots 83, 84, 87, 88, 93, 94, 99, 100) and to amend the last approved final development plan for the above lots, as approved in zoning case #93-225-S.P.H. for College Hills Section III, phase II.
And special hearing to amend (2) the final development plan.
Postponements due to weather or other conditions are sometimes necessary to confirm hearing. Call 887-3391 the day before the scheduled hearing date.

A petition is being drawn up to oppose this. We will be coming door-to-door for your signature. If we miss you and you wish to sign, please come to 11 Pepperdine Circle to sign said petition.

When postponement is requested
of hearing someone must appear &
hearing & request postponement

Sign must be posted in a
conspicuous location

410-887-3428
J.P.
Winters
James
Jenkins
James

PETITION OF THE RESIDENTS OF COLLEGE HILLS III TO THE ZONING COMMISSIONER
to deny the amendment of the final plan of College Hills III subdivision to reduce the building to building requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100; to reduce the window to property line requirement from 15' to as close as 11'; to reduce the window to window requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100.

Name

Address

Mary E. Shoehal
Robert J. Riccio

11 Pepperdine Cir 21228
17 Pepperdine Circle Catonsville, MD 21228

Margaret Riccio

17 Pepperdine Circle Catonsville MD 21228

Clair J. Busch

19 Pepperdine Circle Catonsville MD 21228

Paul R. Busch

19 Pepperdine Circle Catonsville MD 21228

John J. Halley

23 Pepperdine Circle Catonsville MD 21228

Karl Canyone

29 PEPPERDINE CIRCLE CATONSVILLE MD 21228

John Halley

23 Pepperdine Circle Catonsville MD 21228

Stephen Rudy

25 Pepperdine Circle Catonsville MD 21228

Gregory Rudy

25 Pepperdine Circle Catonsville, MD 21228

Shirley Pallen

31 Pepperdine Cir Catonsville MD 21228

Joe M. Grogan

36 Pepperdine Cir Catonsville, MD 21228

Michael Galbraith

37 PEPPERDINE CIR. CATONSVILLE, MD 21228

Walter L. Kendall

41 Pepperdine Cir Catonsville, MD 21228

Art Kendall

41 Pepperdine Cir Catonsville, MD 21228

Charlotte Dillinger

45 Pepperdine Catonsville MD. 21228

John Dillinger

49 Pepperdine C. Catonsville MD 21228

Elton M. Miller

49 Pepperdine Circle Balt MD 21228

Martin D. Dillinger

40 Pepperdine Circle Catonsville MD 21228

Nancy Newman

15 Pepperdine Circle Catonsville, MD 21228

John Newman

15 Pepperdine Circle Catonsville MD 21228

PETITION OF THE RESIDENTS OF COLLEGE HILLS III TO THE ZONING COMMISSIONER

to deny the amendment of the final plan of College Hills III subdivision which proposes to reduce the building to building requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100; to reduce the window to property line requirement from 15' to as close as 11'; to reduce the window to window requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100.

Name

Address

Both Am Sell

2 Pepperdine Circle

Bud Aounen

" " "

Tammy Hawley

8 Pepperdine Circle

Peggy Bassen

32- Pepperdine Circle

Charles Bessler

32- Pepperdine Circle

Josephine Bange

34 Pepperdine Circle

Adam Bange

" " "

Cessley Marsellus

38 Pepperdine Circle

Donna R. Duda

42 Pepperdine Circle

CATHERINE HAYES

44 Pepperdine Circle

Kenneth Burch

19 Pepperdine Circle

Hook

12 Pepperdine Cir.

Billy Gitt

28 Pepperdine Circle

John Canale

88 Pepperdine Circle

Melissa Hook

12 Pepperdine Circle

PETITION OF THE RESIDENTS OF COLLEGE HILLS III TO THE ZONING COMMISSIONER

to deny the amendment of the final plan of College Hills III subdivision which proposes to reduce the building to building requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100; to reduce the window to property line requirement from 15' to as close as 11'; to reduce the window to window requirement from 40' to as close as 22' for Lots 83, 84, 87, 88, 93, 99 and 100.

Name

Address

Adoree A. Parr

5 Pepperdine Circle 21228

Donald L. Parr

1 Pepperdine Circle 21228

Nancy J. Parr

10 Pepperdine Circle 21228

J. C. Parr

11 Pepperdine Cir 21228

Karen Cynthia Rose

5807 Ivy League Drive Catonsville, MD. 21228

Kyle Salvatore

5809 Ivy League Dr. Catonsville MD 21228

Karna Baker

5815 IVY LEAGUE DR CATONSVILLE 21228

Frank St. J.

5827 IVY LEAGUE DR CATONSVILLE 21228

Mary Ann Parr

1 Pepperdine Circle, Catonsville 21228

David W. Rose

5807 Ivy League Dr. Catonsville, Md 21228

Colleen Salvatore

5809 Ivy League Dr. Catonsville, Md 21228

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID MARTIN

Der Bornstein

MARK BENNETT

Jim Joyce

Jay Leatherbury

QU. STEPHENS ^{GEBKENLUBETH DE} TOWSON 21204

29 W. Swopehamme Ave 21204

1829 Reisters Town Rd. 21208

2515 Boston St Balt 21224

3 Bull Branch Ct Foxhall Farms



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Karen Cynthia Reese

5807 Ivy League Drive, Catonsville, Md. 21228

DAVID W. ROESE

5807 IVY LEAGUE DR. CATONSVILLE, MD 21228

Jay Leatherbury

3 Bull Brand Ct Foxhall Farm





**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS**

TOWSON

SENIOR ASSOCIATES

ROBERT B BARKELL
NICHOLAS J BRADER, III, P.E.
PASQUALE R CIARLO
WALTER F EISNER, PLS
ROBERT P HENRY, PLS
DAVID L MARTIN, L.A.
ELIZABETH VENTMILLER
IWONA ROSTEK-ZARSKA, PE

ASSOCIATES

ROBERT W MATIS, PPLS
BERNT C PETERSEN, L.A.
THOMAS N WOOLFOLK, JR., L.A.
VALEK ZARSKI

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

W. HARRY JESSOP, JR., PLS.
CHIEF EXECUTIVE OFFICER

LEONARD A. PARRISH, PE.
PRESIDENT

JAMES A. MARKLE, PE.
FREDERICK N CHADSEY, IV, PE.
PAUL W. TAYLOR, PE.
VICE PRESIDENTS

BEL AIR

SENIOR ASSOCIATES

WAYNE E MAISENHOLDER, PLS
RICHARD L UMBARGER, PE

ASSOCIATES

JOHN M CONWELL, JR, PE
ROWAN G GLIDDEN, L.A.
GERALD P MARAGOS, PE. & PLS
WALTER H NOYES, PLS

**CURRICULA VITAE
DAVID L. MARTIN, L.A.**

**Director of Land Planning / Landscape Architecture
George William Stephens, Jr., & Associates**

Professional Registration: Landscape Architecture

Maryland - No. 776

Pennsylvania - No. 573-E

Education:

The Pennsylvania State University

Bachelor of Science Landscape Architecture - 1971

Professional Affiliations:

American Society of Landscape Architects, Member

Urban Land Institute, Associate

Professional practice includes 26 years of land planning, comprehensive zoning, PUD master planning, site planning, and expert witness testimony regarding land use and zoning issues. Mr. Martin has previously been qualified as an expert in land planning, site planning and zoning issues in Baltimore County, Howard County, Harford County, Anne Arundel County and the Federal District Court in Baltimore.

Mr. Martin has practiced in the State of Maryland for the past ten years. Additionally, he has practiced in Pennsylvania, Florida, Massachusetts, Alabama, The Commonwealth of the Bahamas and Jamaica.

Significant planning projects include Cedar Lane Farms PUD, Baltimore County, Westwicke, Baltimore County, developments of Regional Impact (DRI) in Florida including: Palm Coast - 10,00 acre master plan, Florida - 6,500 acre mixed use PUD master plan, and Doral Park. Mr. Martin also directed a planning team to design a mixed use residential resort community in the Commonwealth of the Bahamas.

Mr. Martin has prepared numerous comprehensive zoning petitions in previous zoning cycles in Baltimore County including the 1996 issues. He also served on an ad-hoc committee which authored the Service Employment (SE) zone of the Baltimore County Zoning Regulations.

TOWSON: 658 KENILWORTH DRIVE • SUITE 100 • TOWSON, MARYLAND • 21204 • (410) 825-8120 • FAX (410) 583-0288

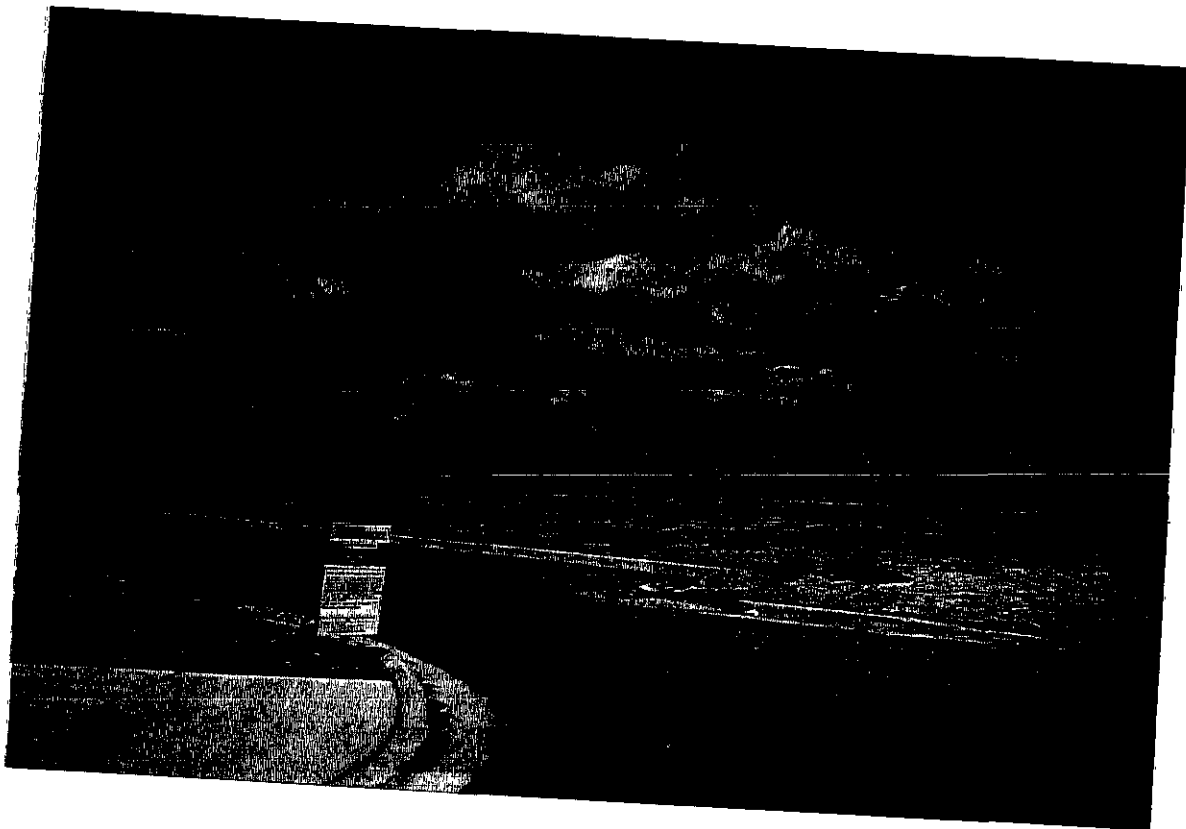
BEL AIR: 203 EAST BROADWAY • BEL AIR, MARYLAND • 21014 • (410) 879-1500 • (410) 838-3800 • FAX (410) 893-0425

PE. - Professional Engineer, PLS. - Professional Land Surveyor, PPLS. - Professional Property Line Surveyor L.A. - Landscape Architect

97-480-SPNA

Petitioner's
Exhibits
4A-4C

and other
photographs



97-480-SPNA

Petitioner's
Exhibits
4A-4C

and other
photographs

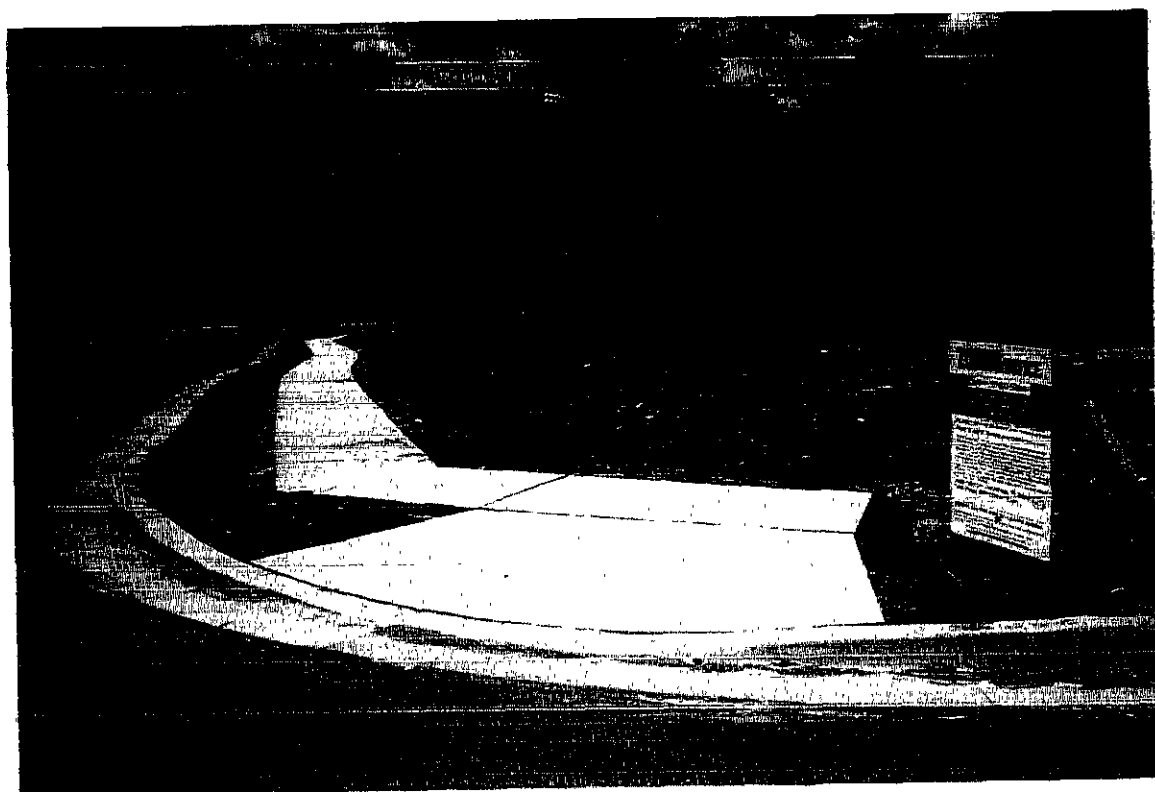


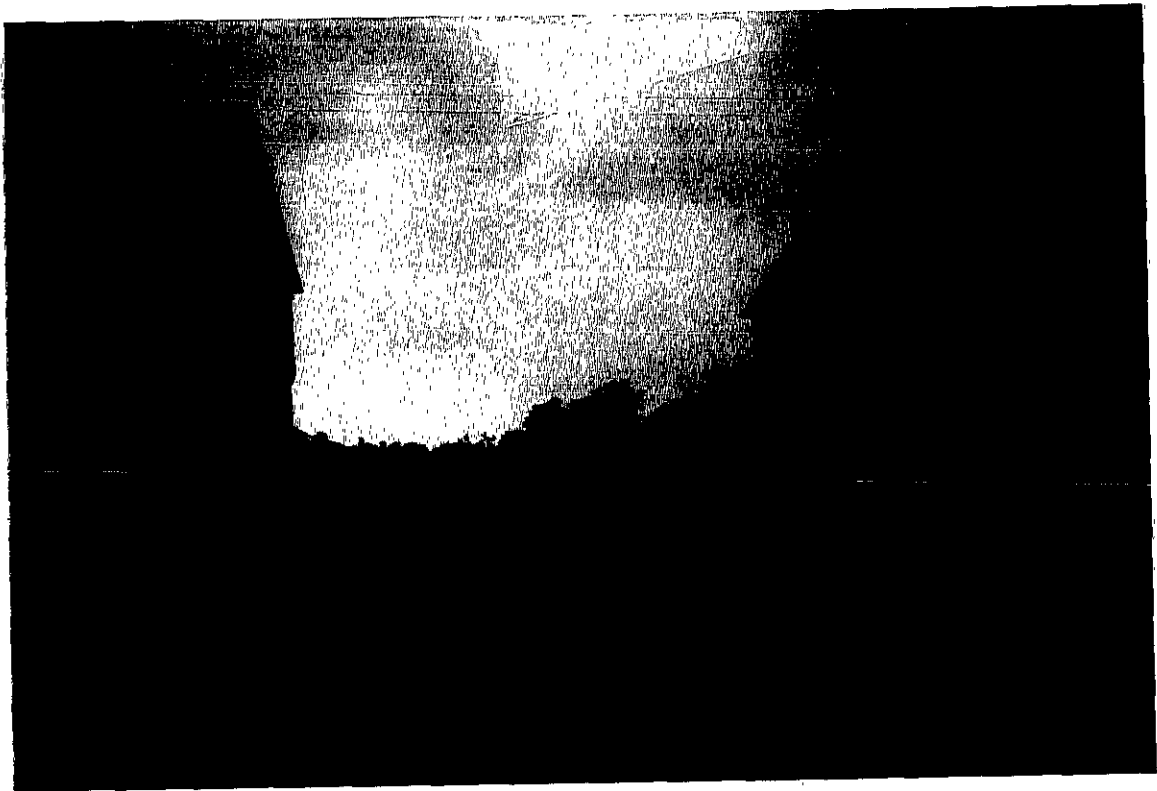




















BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200'	LOCATION PATAPSCO STATE PARK VICINITY	SHEET SW 5-F
19% COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1966 BILL No. 129-66, 130-66, 131-66, 132-66, 133-66, 134-66, 135-66		DATE OF PHOTOGRAPHY JANUARY 1966		
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. BY THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING BY EICHART-ROHN, INC. BALTIMORE, MD. 21210				

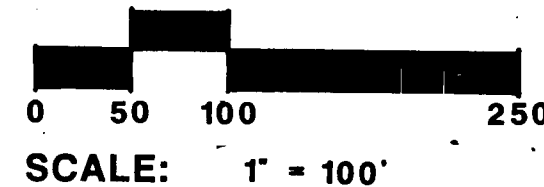
AMENDED PART OF SECTION IN

[illegible]

LEGEND

EXISTING

- EXISTING CONTROLS
 - EXISTING ROAD
 - TRUST BOUNDARY
 (ROADS) > 50%
 - SOLID LIMITS
 - FLOOD PLAIN LIMITS
 - WETLAND SOLID LIMITS
 - LIMITS TO WEAKING
- PROPOSED**
- PROPERTY LINE/ROAD LINE
 - PROPOSED GOLF COURSE & GUTTER
 - CONTRASTY ZONING & MANUFA.
 - WATER SYSTEM (INLET & MAIN-HEAD)
 - WATER LINE
 - FIRE HYDRANT
 - CONCRETE LIGHTS
 - GLASS ENVELOPE
 - OLD DRAINAGE / TRUST PITS
 - PROPOSED CONTIGUOUS
 - # OF AVERAGE DAILY TRIPS



SOIL TYPES & LIMITATIONS

POAV - WITH & WITHOUT BASEMENT	STREETS & PARKING LOTS
LESS THAN 20 INCHES TO FIRMABLE BEDROCK: SLOPE	SEVERE: LESS THAN 20 INCHES TO FIRMABLE BEDROCK: SLOPE
HIGH WATER TABLE	H SEVERE: HIGH WATER TABLE
ATE: SLOPE	SEVERE: SLOPE
E: SLOPE	SEVERE: SLOPE
T	MODERATE: SLOPE
ATE: SLOPE	SEVERE: SLOPE
T	MODERATE: SLOPE
ATE: SLOPE	
E: SLOPE	SEVERE: SLOPE
ATE: SLOPE	SEVERE: SLOPE

INSTRUCTIONS TO DRY SEASON USE UNDERDRAINS TO
EFFECT OF HIGH WATER TABLE
RINGS REQUIRED TO DETERMINE EXTENT OF UNSUITABLE
L, SPECIAL DESIGN MAY BE NECESSARY FOR FOUNDATIONS
G, SECTIONS



3rd AMENDED
CRG PLAN

DST & A

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS

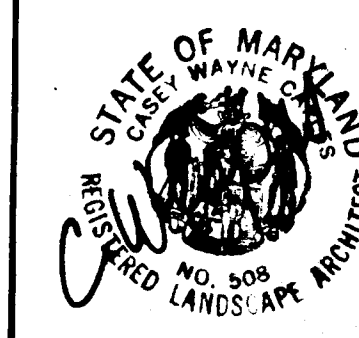
11 WARREN ROAD
BALTIMORE, MD. 21208
[301] 484-4100

PROJECT No. 311-A
SHEET No. 1
OF
1

1. DEVELOPMENT: College Hills, Section III
2. APPLICANT/ 1100 Corporation
CONTACT: Stewart J. Greenbaum, President
PURCHASES: c/o Benjamin Bronstein, Esquire
105 Alle River Road
102 Pennsylvania Avenue
Towson, Maryland 21204
Telephone (301) 828-4442
3. PROPERTY: G. & R. 30.
Situs 275, Commerce, E East
1772 Reisterstown Road
Baltimore, Maryland 11208
Telephone (301) 484-4000
- DEED REFERENCE: LOT No's: TAX ACCOUNT No's:
7079/45 Parcel: 555 01-06-327673
7079/45 Parcel: 521 95.91
- FOR title information, see Circuit Court Equity
Docket No. 173/217 (see Nos. 82 E-3737 and
No. 6571785)
4. CNG PLAN: D.S. THALER & ASSOC., VETS.
PREPARED BY: 111 Warren Road
Baltimore, Maryland 21208 - Phone (301) 484-4140
5. GENERAL: ELECTION District: 1 Commisinnic District: 1
HOUSE Tract: 4004
Waterbored: 30 Subwatershed: 76
6. SITE: SECTION NO. GROSS ACRAGE: NET ACRAGE:
One (previously app'oved) 12.254 +
Two (previously app'oved) 20.982 +
Three 95.91 +
TOTAL 129.15 Ac. + 128.46 Ac. +
7. DENSITY: MONING CLASS: In = 2
DENSITY CALCULATION: 275/129.15 Ac. @ 2/no. = 256.3 Dwelling Units
Dwelling Units: 256
Previously App'oved Section I = 147 Dwelling Units
Previously App'oved Section II = 66
Previously App'oved Section III = 510/784 = 32 Units
Proposed Secti: III: Single Fam. ly = 32 Units
Townhouse = 25 Units
Future Development = 32 Units
TOTAL 258 UNITS
- Final plan of gross townhouse to townhouse townhouse may
differ from cr'eat ext'io and will not constitute a change
to the CNG plan.
8. PARKING: Required: 150 + 238 units = 516 spaces
Provided: Previously App'oved Section One = 66
Previously App'oved Section Two = 66
10 Single Family Detach'd = 32
10 Garage Units = 20
20 Moderate Density = 80
Townhouse Visitor Parking = 60
9. C. HMA OPEN TOVA PROVIDED = 362 SPACES
SPACE: Required: 650 sq.ft. per unit = 150,000 sq.ft. + 45.0 Ac.
Proposed: 1,853,800 sq.ft. = 42.5 Ac.
Incl'd, A.S.M. = 1/2 fild. plan.)
10. SALE/RENT: All lots are for sale.
11. UTILITIES: All sewer, water and storm drains are intended to be
substantially equal to those existing in the lot
drainage and utility easement when not in street
right-of-way.
12. EXISTING: All proposed storm drains are 15" drains unless
NOTED OTHERWISE. All proposed sewer and water
lines are 12" lines unless otherwise noted. All
other existing utilities are as shown on site.
Grading shown is schematic only.
13. EXISTING: Existing vegetation is to remain in areas not requiring
CONSTRUCTION: construction or grading.
14. LANDSCAPING: Screening - supplement existing trees with evergreen
trees.
15. P.T.A.'s: There are no adjacent dwelling units within 300'
of Section Three.
16. LIGHTING: Street light, mounting height shall be above 14'
17. ROADS: All proposed roads are public roads unless
designated otherwise.
18. A.D.T.'s: Average Daily Trips shown as
Previously Approved, Section One = 230.0
Previously Approved, Section Two = 320.0
SECTION THREE = 230.0
28 @ 8.5 p.p. per Single Family = 238.0
160 @ 8.5 p.p. per Townhouse = 1360.0
TOTAL 2340.0
19. USE: Existing use is woodland. Proposed use is residential.
20. SOILS: The WA-6 soil along the southermost edge is been mapped
by the Robert B. Walter Co. All other soil delineations are
from the Baltimore County County Soil Survey. Delineation
of hydric soils has been verified by field inspection by the
Robert B. Walter Co. and the Baltimore County Health Dept.
21. STORM WATER: Storm water management is by wet or dry pond attenuation.
22. EXISTING: There are no known historic buildings, critical areas
LIMITATIONS: or archeological sites on this site.
23. REFERENCES: See: any information: Taken from a plat prepared by
R. J. Jechka, E.S.R., Jr., Liber 63, folio 56 dated
June 1978.
Topography: Taken from a topographical survey by
Orlando Associates, Inc.
24. No grading, clearing, or construction will be allowed in
the 10' storm water and/or wetlands area as permitted
by the Baltimore County Water Quality Policy.
John R. Walter of the Balto. Co. Planning Dept. was contacted
regarding an Archeological Site on this property and he
indicated that there is no Archeological Site.
No lots in Sect. II have been sold within 300' of Sect. III.
In the place on the subg., property was donated
from DR 3.5 to DR 3.0 in 1980.
Fire flow test will be required. Water mains will be sized
on contact drawings to reflect results.
Open space and common space will be owned and maintained by
the Homeowners Association.
There will be no parking on 24' wide roads.

PETITIONER'S
EXHIBIT 3

<p>REVISIONS 3 7 7 2 0 OPEN SPACE W/AS USED W.O.A. AROUND UNIT OF LEARNING. THIS IS THE ORIGINAL NOTE. LEFT TURN R/W/ING RD. INDICATED, RIGHT TURNS ON RD. L. BUT OBSERVATIONS NOTE.</p>		
<p>DATE: 7-22-79</p> <p>SCALE: 1" = 100'</p> <p>C.I. 5'</p>		
<p>DESIGNED BY: M.A.T. DRAWN BY: C.A.B. CHECKED BY: G.W.C. APPROVED BY:</p>		

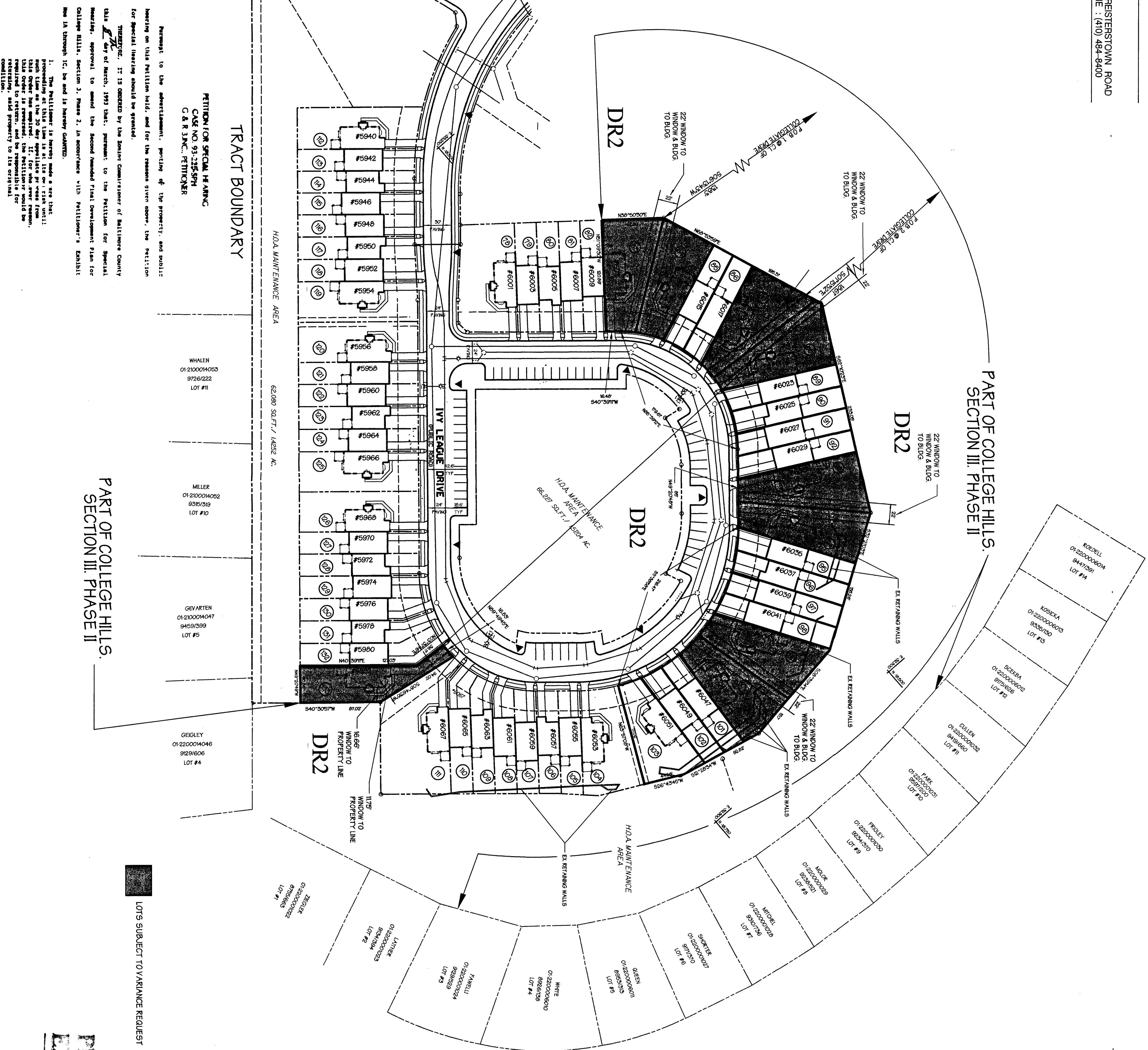


VARIANCE $\frac{x}{\text{SPECIAL HEARING}}$

LOTS 83, 84, 87, 88, 93, 94, 99, 100 & 133

SECTION 3 - PHASE 2

SUITE 410 WOODHOLME CENTER 1829 REISTERSTOWN RD
BALTIMORE, MARYLAND 21208 PHONE : (410) 484-8400

[illegible]

PART OF COLLEGE HILLS
SECTION III. PHASE II

LOTS SUBJECT TO VARIANCE REQUEST

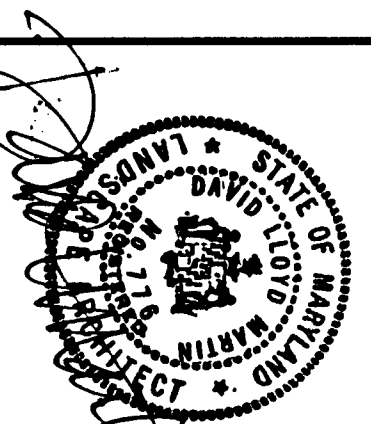
BITTNER'S
EXHIBIT 1

PREPARED BY:

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

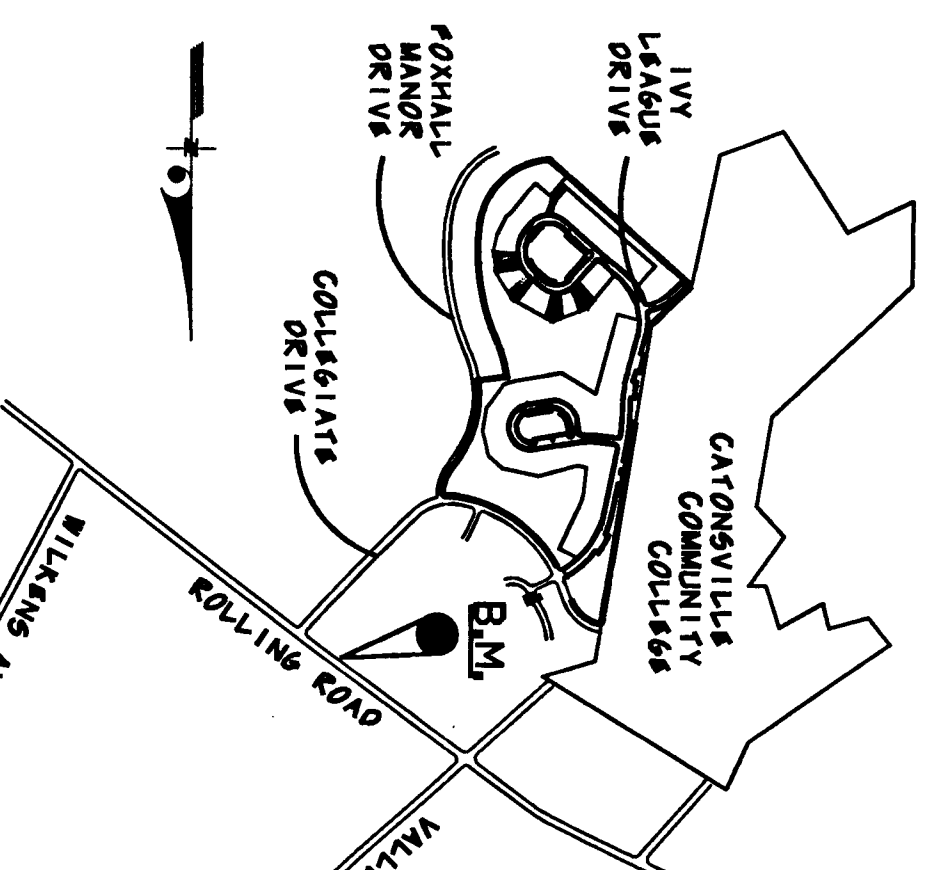
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



DATE:03-20-97

Scale of Drawing: 1" = 50

FILENAME



VICINITY MAP
SCALE 1" = 1000'

BM X-933 ELEV. 371.02
S-16378.23 W-31267.80
GALVANIZED SPIKE WEST SIDE OF
ROLLING ROAD 100 +/- SOUTH OF SOUTH
P ROLLING ROAD GOLF COURSE

ZONING HISTORY

LOCATION INFORMATION

ELECTION DISTRICT

1"=200' SCALE MAP#

LOT SIZE: 1.23 53450

ZONING OFFICE USE ONLY !

reviewed by	item #	case #

100

70

P.M.

LOTS 83, 84, 87, 88, 93, 94, 99, 100 & 133 = VARIANCE REQUEST
LOTS 78 THRU 133 INCLUSIVE = SPECIAL HEARING

PROPERTY ADDRESS:

Subdivision name: COLLEGE HILLS

Plat book# 67, folio# 149, section# SECTION 3 - PHASE 2

OWNER: G. & R. No. 3, Inc. SUITE 410 WOODHOLME CENTER 1828 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208 PHONE : (410) 484-8400

G. & R. No. 3, Inc.

SUITE 410 WOODHOLME CENTER 1829 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208 PHONE : (410) 484-8400



ALL LOTS NUMBERED 78 THRU 133 AS
DEPICTED HEREON ARE SUBJECT TO
THE SPECIAL HEARING REQUEST.

PETITION FOR SPECIAL HEARING
CASE NO. 93-225-SPH
G & R 3, INC., PETITIONER

R 3, INC., PETITIONER

Permeant to the advertisement, porting of the property, and public hearing on this petition held, and for the reasons given above, the petition for special hearing should be granted.

THESE. IT IS ORDERED by the zoning Commissioner of Baltimore County that any of March, 1993 that, pursuant to the petition for Special Meeting, approval to amend the second amended Final Development Plan for College Mills, Section 3, Phase 2, in accordance with Petitioner's Exhibit 1A through 1C, be and is hereby GRANTED.

1. The petitioner is hereby made a ware that proceeding at this time is at its own risk until such time as the 30 day appellate period from this Order has expired. If, for whatever reason this Order is reversed, the petitioner would be required to return, and be responsible for retaining, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

PREPARED BY:

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



DATE:03-20-97

Scale of Drawing: 1" = 50'

VICINITY MAP

SCALE 1" = 1000

BM X-933 ELEV. 371.02

5-16378.23 W-31267.80
GALVANIZED SPIKE WEST SIDE OF
ROLLING ROAD 100+/- SOUTH OF SOUTH
P ROLLING ROAD GOLF COURSE

ZONING HISTORY

LOCATION INFORMATION

COUNCILMANIC DISTRICT 15

ELECTION DISTRICT 1ST

1" = 200' SCALE MAP#

LOT SIZE: 1.23 53450

ZONING OFFICE USE ONLY

reviewed by	item
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CASE